

SITE DATA TABLE

Q2 CALCULATIONS:	SEE SHEET 3
1 TRACT:	9.969 AC. = 434,260 SF
2 IMPERVIOUS COVER	[60-MU-CO] 80%
3 FLOOD ZONE	25,570 SF
4 BUILDING COVERAGE	(7,720 \ 25,570) 1:3
5 LEASE AREA (ON EXISTING IMPERVIOUS COVER)	7,700 SF
6 IMPERVIOUS COVER	25,570 SF
7 FLOOD ZONE	(7,720 \ 25,570) 1:3
8 BUILDING COVERAGE	7,700 SF
9 LEASE AREA (ON EXISTING IMPERVIOUS COVER)	175 SF
10 IMPERVIOUS COVER	25,570 SF
11 FLOOD ZONE	[25,395 \ 434,260] 5.85%
12 BUILDING COVERAGE	[0] 0%

PARKING SUMMARY

13 PROPOSED IMP. COVER	25,570 SF
14 IMP. COVER	25,395 SF
15 REMOVED COVER (PARENT TRACT)	[25,395 \ 434,260] 5.85%
16 REMOVED COVER ADDED	[0] 0%

LEGAL DESCRIPTION

ASS 410 SUR 530 HUDSON J ACR 9.969

SITE PLAN NOTES

1. IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL BY THE Planning and Development Review Department.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING, FIRE CODE OR BUILDING PERMIT APPROVAL.
3. SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE CHAPTER 25-10).
4. ADDITIONAL ELECTRICAL EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND W.W. SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. 1. EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN Planning and Development Review Department.
7. DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT.
8. DEMOLITION PERMIT OR PLANNING COMMISSION APPROVED SITE PLANS.
9. DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OR DAMAGE TO UTILITIES.
10. CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
11. AND DIG IN AREAS SUSPECTED TO CONTAIN EXISTING GROUNDING CONDUCTORS, GROUND RODS, POWER/TELECO CABLE OR OTHER BURIED SITE UTILITIES.
12. PAV/REPLACE AT NO ADDITIONAL EXPENSE TO THE CONTRACTOR ANY CONSTRUCTION LATER DAMAGE TO SITE ELEMENTS AND/OR FINISHES. MINIMUM ACCEPTABLE STANDARD SHALL BE TO MATCH PRECONSTRUCTION CONDITIONS OR AS REQUIRED BY PROJECT MANAGER.
13. VERIFY ALL EXISTING CONDITIONS.
14. ALL UNDERGROUND PULL BOXES BE REQUIRED. PROVIDE THEM AS REQUIRED EVEN THOUGH IT SHOWN ON PLANS.
15. MAINTENANCE AND PLAN REVISIONS TO BE PROVIDED BY REDFISH/AT&T WIRELESS.
16. CONTRACT: STEVE SHIMDL (512) 829-4434

LANDSCAPE EASEMENT NOTE:

1. THE OWNER SHALL MAINTAIN REQUIRED LANDSCAPE AREAS IN ACCORDANCE WITH SECTIONS 1-2-984, 25-2-1001 AND 25-2-1006 OF THE LAND DEVELOPMENT CODE.
2. ISOLATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS WHICH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECA, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
3. TERRACE LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE CO. LR GR, CS OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).
4. THE SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION ID SITE PLAN APPROVAL MAY BE REQUIRED.

RIB LINE WILL BE RE-CONSTRUCTED WHERE THE WESTERN DRIVEWAY IS CURRENTLY EXISTING. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

REVISIONS/CORRECTIONS

REVISION (R)	TOTAL #	NET	TOTAL SITE	CITY OF AUSTIN	DATE
ADD (A)	SHEETS	IMP. COVER	(% (L))	APPROVAL/DATE	IMAGED
DESCRIPTION	SHEET NO.'s	SET	(% (L))		

WATERSHED NOTES

THIS PROJECT IS LOCATED IN THE BARTON CREEK & WILLIAMSON CREEK WATERSHEDS, WHICH IS CLASSIFIED AS A URBAN WATER-SHED AS PER THE DATE OF THIS PERMIT.

EDWARDS AQUIFER: SITE NOT LOCATED IN RECHARGE ZONE

FLOOD NOTE:

THE SUBJECT TRACT IS NOT LOCATED WITHIN A 100 YR. FLOOD ZONE. THE PROPERTY DOES NOT APPEAR IN THE "FLOOD HAZARD AREA" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 4845300420H DATED SEPT. 26, 2008.

PROJECT TYPE/SUMMARY

TOWER SITE PLAN

PROPOSED 100' TOWER IN A 20' X 30' LEASE AREA WITH UNMANNED WIRELESS FACILITY CONSISTING OF EQUIPMENT PLATFORMS, CONNECTING CABLES, DIRECTIONAL ANTENNAS AND GPS.

GROSS FLOOR AREA 7,720 \ 25,270 = 1:3

LAND OWNER

TIM JAMAL
151 S. 1ST STREET, SUITE 200
AUSTIN, TEXAS 78704
PHONE: (512) 474-9493

SITE INFORMATION

JURISDICTION: CITY OF AUSTIN
OCCUPANCY: N/A
ZONING: GO-MU-CO
USE: UNMANNED WIRELESS FACILITY

AGENT INFORMATION

REDFISH WIRELESS CONSULTANTS LLC
520 GOODNIGHT TRAIL
DRIPPING SPRINGS, TX 78629
CONTACT: STEVE SHIMDL
PHONE (512) 464-2740

SITE ADDRESS:

8509 1/2 SOUTHWEST PARKWAY
AUSTIN, TEXAS 78735

UTILITIES

N/A

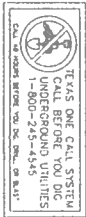
ELECTRIC

AUSTIN ENERGY

TELEPHONE COMPANY

AT&T

TEXAS ONE CALL



OVERALL SITE PLAN



NOTE: THERE ARE NO BUILDINGS WITHIN 50 FEET OF THIS PROJECT ON ADJACENT LOTS.

NOTE: WITH THE EXCEPTION FOR CLEARING NECESSARY TO PROVIDE UTILITIES AND ACCESS TO THE SITE, NO CLEARING OF VEGETATION SHALL BE PERMITTED WITHIN FIFTY FEET (50') OF THE DEDICATED RIGHT-OF-WAY OR DEDICATED DRAINAGE EASEMENT OF SOUTHWEST PARKWAY. (SECTION 25-2-1023)(B)

NOTE: PROPOSED TOWER IS NOT LOCATED (A) ON OR WITHIN 300 FEET OF PROPERTY THAT IS ZONED AS A HISTORIC LANDMARK (H) OR HISTORIC AREA (HO) COMBINING DISTRICT OR INCLUDED IN A NATIONAL REGISTER DISTRICT; (B) WITHIN 50 FEET OF A DAY CARE SERVICES (COMMERCIAL) USE; OR (C) WITHIN 50 FEET OF A DWELLING UNIT. 25-2-839(E)(1)

NOTE: TOWER MUST BE OF MONOPOLE CONSTRUCTION AND DESIGNED TO ACCOMMODATE AT LEAST TWO ANTENNA ARRAY. THE ANTENNA ARRAY MAY NOT EXCEED TOWER HEIGHT BY MORE THAN 10 FEET. GUYS AND GUY ANCHORS MUST BE AT LEAST 20 FEET FROM ADJOINING PROPERTY. 25-2-839(E)(2-4)

NOTE: TOWER OWNER AND PROPERTY OWNER SHALL NOTIFY THE DIRECTOR THAT THE TOWER IS NOT BEING USED FOR WIRELESS COMMUNICATIONS WITHIN 30 DAYS OF THE CESSATION OF USE. 25-2-839(F)

NOTE: IF THE TOWER IS NOT USED FOR WIRELESS COMMUNICATIONS FOR A CONTINUOUS ONE-YEAR PERIOD, THE TOWER OWNER AND THE PROPERTY OWNER SHALL REMOVE THE TOWER. THE TOWER OWNER AND THE PROPERTY OWNER SHALL FINISH THE TOWER REMOVAL WITHIN 18 MONTHS OF THE DATE THAT WIRELESS COMMUNICATIONS CEASE. (S 25-2-840(C))



SITE NAME:

AT&T SOUTHWEST PARKWAY

CONSULTANT

VINCENT GERARD & ASSOCIATES
1715 CAPITAL OF TEXAS HWY S.
SUITE 200 D
AUSTIN, TX 78746
PHONE: (512) 328-2693
FAX (512) 328-4011

SURVEYOR

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
PHONE: (512) 442-0990
FAX: (512) 442-1084

ENGINEER

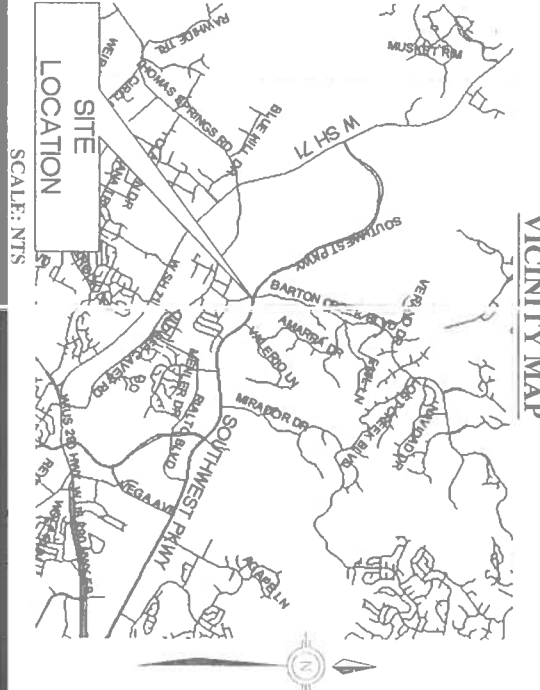
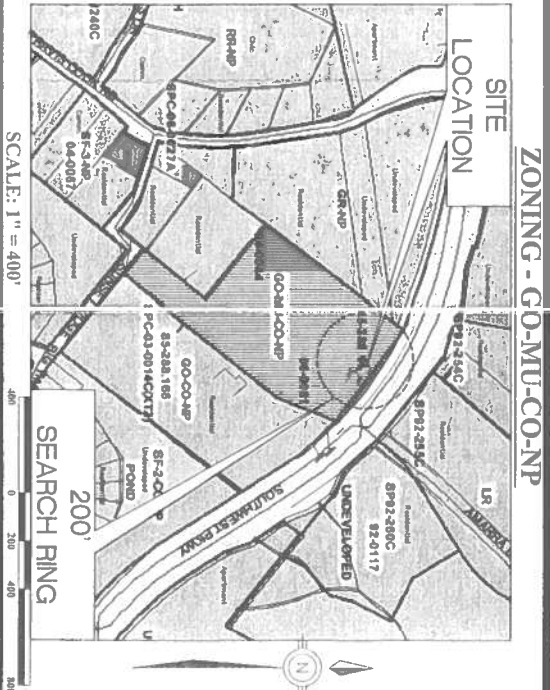
SHEET INDEX

1. COVER PAGE
2. SITE DETAILS
3. E/S CONTROL AND DEMOLITION DETAIL SHEET
4. WATER QUALITY PLAN

APPROVAL BOX

C/2

FOR DIRECTOR OF Planning and Development/ Review Department	DATE
SITE PLAN DEVELOPMENT PERMIT NUMBER	DATE



SITE PLAN APPROVAL SHEET _____
FILE NUMBER _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (S-5-31, LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (GMD 9/10/15-4) _____ DWPZ _____ DDZ _____

Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____
Rev. 1 _____
Rev. 2 _____
Rev. 3 _____
Final plan must be recorded by the Project Day session Date. If applicable, Subsequent Site Plans which do not comply with the Code can not be the basis of filing, and all required Building Permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date

CASE # _____ SP-2011-0356CS
SUBMITTAL DATE: _____ DECEMBER 29, 2011
PROJECT DURATION DATE: _____ DECEMBER 29, 2014